





Rowlandson Terrace, Ferryhill, DL17 8AR
2 Bed - House - Terraced
Starting Bid £45,000

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For sale by modern auction, starting price £45,000 plus reservation fee.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

Robinsons are delighted to offer to the market this excellent opportunity to acquire this good sized two bedroom mid terraced family home, which in our opinion should suit a variety of purchasers from the first time buyer to property investor. This comfortable home is conveniently located for near by shops and Ferryhill market place which lies approximately 1/2 a mile away and the property has been well maintained over recent years by the current owners. Viewing is essential to appreciate the accommodation on offer and the property benefits from UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.

Briefly comprising of; ENTRANCE, hallway, open plan lounge/dining room, fitted kitchen. Whilst to the first floor there is two well proportioned bedrooms with master having the added bonus of fitted wardrobes and attractive fitted bathroom. EXTERNALLY to the rear there is a easy to maintain enclosed yard.

EPC Rating D
Council Tax Band A

Hallway
Stairs to first floor.

Lounge
11'7 x 10'6 max points (3.53m x 3.20m max points)
UPVC window, radiator.

Dining Room
12'0 x 10'9 max points (3.66m x 3.28m max points)
UPVC window, radiator.

Kitchen
8'7 x 7'3 (2.62m x 2.21m)
Wall and base units, stainless steel sink with mixer tap and drainer, tiled splashbakcs, radiator, uPVC window, electric cooker point, space for fridge freezer, tiled flooring.

Landing
Loft access.

Bedroom One
12'9 x 10'6 max points (3.89m x 3.20m max points)
UPVC window, radiator, fitted wardrobe.

Bedroom Two
11'6 x 9'4 max points (3.51m x 2.84m max points)
UPVC window, radiator.

Bathroom
8'7 x 8'1 (2.62m x 2.46m)
Panelled bath, shower cubicle, wash hand basin, W/C, tiled flooring, uPVC window, radiator.

Externally
To the rear is an enclosed yard.

Agent Notes
Council Tax: Durham County Council, Band A - Approx. £ 1,708.78 p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Average
Estimated Broadband Download speeds – Ultra-fast 10000Mbps *

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – Yes
Probate – NA
Rights & Easements – None known, check with seller
Flood risk website – Very Low
Coastal Erosion – NA
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None that we are aware
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.

Auction terms & conditions
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.




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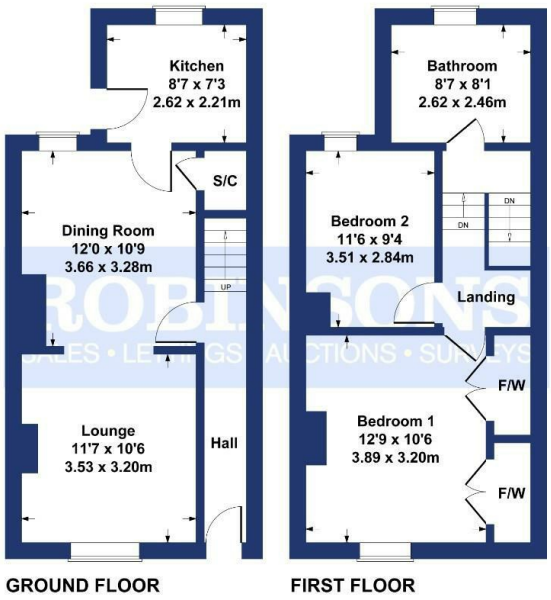
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rowlandson Terrace

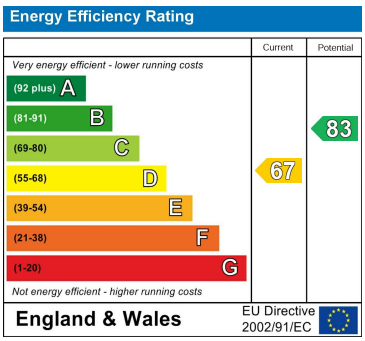
Approximate Gross Internal Area
799 sq ft - 74 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.